

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

York Lane Limited Partnership, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan and the Order of the Board of Appeals (Case No. 75-125-XSPH) dated November 29, 1977, to revise conditions and restrictions numbers 3, 6, 9 and 10 conditioned in said Order in accordance with the provisions of the Amendment to Agreement dated March 25, 1980, to be recorded among the Land Records of Baltimore County, which Amendment to Agreement is attached hereto and considered a part hereof.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By: Clark F. MacKenzie
Contract Purchaser
Address: 10807 Falls Road
Lutherville, MD 21093
Protestant's Attorney
Address: 305 W. Chesapeake Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 11 29th day of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of June, 1980, at 2:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : : BEFORE THE ZONING COMMISSIONER
SW corner of York Rd. and :
LaPaix Lane, 9th District : OF BALTIMORE COUNTY
YORK LANE LIMITED PARTNERSHIP, : CASE NO. 80-250-SPH
Petitioner : : : : :
: : : : :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hessian, III
Peter Max Zimmerman John W. Hessian, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of May, 1980, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Petitioner's Attorney.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2th day of April, 1980.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner York Lane Limited Partnership

Petitioner's Attorney R. Bruce Alderman, Esq. Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

o/o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 214
Petitioner - York Lane Limited Partnership
Special Hearing Petition

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located at the southwest corner of York Road and La Paix Lane in the 9th Election District, is improved with an office building currently under construction, and an accessory parking area. Adjacent properties are improved with dwellings to the west along La Paix Lane and an office building to the south along York Road.

This property was granted a Special Exception as a result of Case No. 75-125-XSPH. Said order was granted with a number of restrictions, and this Special Hearing is being requested in order to revise restrictions Numbers 3, 6, 9, 10 that were listed in the order of the Board of Appeals. At the time of this writing, all comments from the Zoning Advisory Committee were not available. However, I scheduled this petition for a hearing date anyway. Since it is my understanding that no access is proposed from La Paix Lane, I believe that the comment from the State Highway Administration is not applicable. However, I suggest you confirm this with Mr. George Wittman of said department prior to the scheduled hearing.

Item No. 214
Special Hearing Petition
June 2, 1980

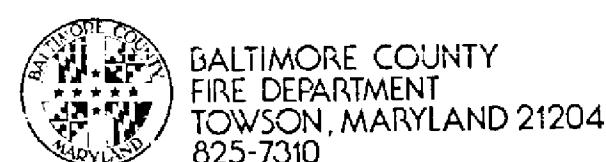
Enclosed are all comments submitted to this office from the committee members at this time. The comments from the remaining members were not available. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:hk

Enclosures



PAUL H. REINCKE
CHIEF

May 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: York Lane Limited Partnership

Location: SW/C York Road & La Paix Lane

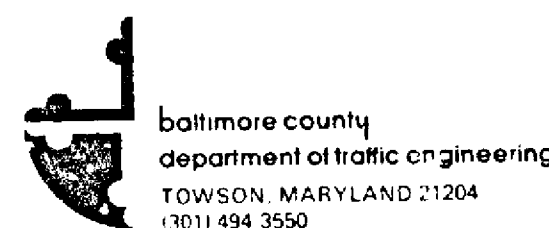
Item No: 214 Zoning Agenda: Meeting of April 29, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER James M. Woodcock Noted and Approved: James M. Woodcock
Planning Group Fire Prevention Bureau
Special Inspection Division



STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 214 - ZAC - Meeting of April 29, 1980
Property Owner: York Lane Limited Partnership
Location: SW/C York Rd. & La Paix Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the Board of Appeals Order in Case No. 75-125-XSPH dated November 29, 1977, to revise conditions and restrictions Nos. 3, 6, 9, and 10 contained in said Order with the provisions of the Amendment to Agreement dated March 25, 1980.

Acres: 1.174
District: 9th
Note: No site plans submitted with this Item. Refer to Item No. 73, 1974-75.

Dear Mr. Hammond:

The requested amendments to the zoning order of case #75-125-XSPH is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/mjm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The subject property was granted a special exception for an office building and denied a use permit for parking in a residential zone by Order of the then Zoning Commissioner, S. Eric DiNenna, dated May 22, 1975, which set forth certain restrictions (Case No. 75-125-XSPH). Said Order was amended by Order dated June 11, 1975.
2. Appeals to the aforesaid Orders were filed by both the Petitioners and the Protestants on June 23, 1975.
3. The Board of Appeals concurred with the Zoning Commissioner by Order dated April 26, 1977. Said Order was appealed to the Circuit Court for Baltimore County by the Petitioners on May 24, 1977, and by the Protestants on May 25, 1977.
4. The Honorable John E. Raine remanded the case to the Board of Appeals "for clarification of its aforesaid Order, and the taking of any additional appropriate testimony", which resulted in an Order of the Board of Appeals, dated November 29, 1977, setting forth conditions and restrictions as more fully set forth in the Restrictive Covenants Agreement between the parties, dated November 23, 1977, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 5871, folio 213 (Petitioner's Exhibit No. 2).
5. Subsequent thereto, the property was transferred to York Lane Limited Partnership, wherein the subject Petition for Special Hearing to approve "an amendment to the site plan and the Order of the Board of Appeals (Case No. 75-125-XSPH) dated November 29, 1977 to revise conditions and restrictions numbers 3, 6, 9 and 10 conditioned in said Order" was filed.
6. The Petitioner and the Protestants herein have entered into an Amendment to Agreement, dated March 25, 1980, amending the original Agreement of November 23, 1977, and, thereby, have necessitated amendments to the Order of the Board of Appeals, specifically Paragraphs 3, 6, 9, and 10. In addition, they agreed at the time of the hearing to omit from any Order Subparagraph (d) of Paragraph 6 and, further, that the original Agreement shall remain in full force and effect except to the extent of the amendments made by the Agreement of March 25, 1980.
7. The Amendment to Agreement, as hereinbefore referred to, is to be recorded among the Land Records of Baltimore County.

and, therefore,
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 1980, that the Order of the Board of Appeals, dated November 29, 1977 (Case No. 75-125-XSPH), together with the Restrictive Covenants Agreement between the Petitioners, described as the owners and the contract purchaser therein, and the Protestants, described as the residents therein, dated November 23, 1977, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 5871, folio 213, should be and the same are hereby AMENDED as follows:



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 2, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 4-29-80
ITEM: 124
Property Owner: York Lane Limited Partnership
Location: SW/C York Rd. (Route 45) & La Paix La.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the Board of Appeals Order in Case No. 75-125-XSPH dated November 29, 1977, to revise conditions and restrictions Nos. 3, 6 and 10 contained in said Order with the provisions of the Amendment to Agreement dated March 25, 1980.
Acres: 1.174
District: 9th
Note: No site plans submitted to Item No. 73, 1974-75

Dear Mr. Hammond:

The State Highway Administration is concerned about the lifting of Restriction No. 3 at La Paix Lane.

If the access is granted to La Paix Lane the plan must be revised. The radius at the southwest corner of La Paix Lane and York Road must be increased to 30'.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd
Enclosure

My telephone number is (301) 383-4320
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0211

JOHN D. SEYFFERT
DIRECTOR

May 27, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #214, Zoning Advisory Committee Meeting, April 29, 1980, are as follows:

Property Owner: York Lane Limited Partnership
Location: SW/C York Road and La Paix Lane
Acres: 1.174
District: 9th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

After a field inspection of the site, this office has determined an as-built site plan will be required before any comments will be forwarded.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 27, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #214, Zoning Advisory Committee Meeting of April 29, 1980, are as follows:

Property Owner: York Lane Limited Partnership
Location: SW/C York Rd. & La Paix La.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the Board of Appeals Order in Case No. 75-125-XSPH dated November 29, 1977, to revise conditions and restrictions Nos. 3, 6, and 10 contained in said Order with the provisions of the Amendment to Agreement dated March 25, 1980.
Acres: 1.174
District: 9th
Note: No site plans submitted with this Item. Refer to Item No. 73, 1974-75.

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJE/eth



BALTIMORE COUNTY
DEPARTMENT OF LICENSES & PERMITS
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #214, Zoning Advisory Committee Meeting, April 29, 1980, are as follows:

Property Owner: York Lane Limited Partnership
Location: SW/C York Road & La Paix Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the Board of Appeals Order in Case No. 75-125-XSPH dated November 29, 1977 to revise conditions and restrictions Nos. 3, 6, and 10 contained in said Order with the provisions of the Amendment to Agreement dated March 25, 1980.
Acres: 1.174
District: 9th
NOTE: No site plans submitted with this Item-Refer to Item No. 73, 1974-75. The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Professional Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry fire wall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: As there does not appear to be comments for Item 73, 1974-75 and no drawings to review please observe the limited items checked as may be applicable.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

RE: PETITION FOR SPECIAL EXCEPTION : ON REMAND
for Offices and Office Building and : FROM THE
SPECIAL HEARING for Off-Street : CIRCUIT COURT
Parking in a residential zone :
SW corner of York Road : FOR
and LaPaix Lane :
9th District :
William F. Chew, et al : BALTIMORE COUNTY
Petitioners :
7400 York Road Partnership : AT LAW
Contract Purchaser : Misc. 10/378/6253
: Zoning File #75-125-XSPH

OPINION

This case came before the Board on an appeal from the Order of the Zoning Commissioner, which granted the special exception for offices and office building and denied the requested off-street parking in a residential zone. From that decision both the Petitioner and Protestants appealed.

This case was heard before the Board of Appeals of Baltimore County, at which time substantial evidence was produced on behalf of the Petitioner and the Protestants to the subject proposal. Following the hearing, an Opinion and Order thereon was handed down by this Board on the 26th of April, 1977.

Subsequently, this case, on timely appeal, was heard by the Circuit Court for Baltimore County, The Honorable John E. Raine, Jr. presiding. From that tribunal the case has been remanded to this Board by Judge Raine for clarification of its aforesaid Order, and the taking of any additional appropriate testimony.

This case was scheduled for hearing on October 13, 1977, at which time counsel for all parties entered into a stipulation that all differences had been resolved by entering into an agreement containing covenants which were mutually acceptable to all interested parties; said covenants which are or are intended to be recorded among the land records of Baltimore County. At the time of the hearing, a revised development plat to accompany the agreement between all parties of this case was submitted to the Board, and will be referred to as the Board's Exhibit A. Additionally, a list of proposed conditions which had been agreed upon by the parties to this case were submitted to the Board, which encompassed those conditions contained in our Order of April 26, 1977, as well as additional

William F. Chew, et al - 10/378/6253

2.

detailed and restrictive conditions to be placed upon the Petitioners.

Although this Board is not controlled nor directly affected by covenants between Petitioners and Protestants, it is impressed by those proposed in this case and agreed to by the Petitioners. Accordingly, the Board will amend its Order of April 26, 1977, by reiterating the conditions imposed therein and by adding conditions as stipulated by the parties hereto.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of November, 1977, by the County Board of Appeals, ORDERED that we reaffirm our decision of April 26, 1977 as far as granting the special exception and denying the special permit for parking. The conditions and restrictions imposed in the aforementioned Order shall be amended to read as follows:

1. The maximum height of the building must be thirty-five (35) feet.
2. The maximum square footage of said building shall not exceed 10,000 square feet per floor.
3. There shall be no entrance or exit from LaPaix Lane onto the subject property, and the trees existing within the street right-of-way shall not be destroyed by the Petitioner or subsequent developer.
4. A site plan must be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.
5. The building shall:

- a. Be located on the lot as shown on the plat entitled "Exhibit A Plat to Accompanying Special Agreement," which plat is attached hereto and labeled Exhibit A.
- b. Be predominantly of brick construction, with such brick being of either a brownish hue or approximately the same shade as those bricks contained in the adjacent building known as 7400 York Road. The building window frames are to be of steel or anodized aluminum with single or multiple glass panes. Windows are to be spaced on north and east sides as shown on plat entitled "Window Layout For Proposed 3-Story Office Building, York Road and LaPaix Lane, Baltimore County, Maryland,

William F. Chew, et al - 10/378/6253

3.

August 30, 1977," which plat is attached hereto and labeled Exhibit B; provided, however, there shall be allowed a variance of plus or minus two feet in such spacing. The windows shall be of the approximate size as shown on such plat.

- c. Be of a height, including the parapet along the roof, not to exceed 35' above elevation of 477.5' at west side of proposed building and not to exceed 32.5' above elevation of 480' at east side of proposed building, all as shown on Exhibit A.
 - d. Have that exterior air conditioning equipment situated on the roof placed as close as possible to the center of the roof.
6. Vehicle parking areas shall be as delineated on Exhibit A and possibly in front of the building and shall not be lighted.
 7. The parking lot shall contain a sufficient number of storm water drains so as to assure that there is no more surface water runoff onto LaPaix Lane or onto properties located contiguous to the subject property than presently runs off.
 8. Trash collection bins or dumpsters shall be located near the subject lot's southerly property line no closer than sixty (60) feet to the westernmost property line.
 9. There shall be a retaining wall of brick construction along the western edge of the proposed parking area as described in paragraph number 3 of the General Notes as shown on Exhibit A. There shall be constructed atop the retaining wall a 5' high redwood weave fence. The retaining wall and the five foot redwood weave fence shall be properly maintained by the owner of the proposed office building.
 10. Screening along the west lot line of "Area A" and the north lot line in the area labeled "Proposed Planting Area" to a point adjacent to the northeastern corner of the area labeled "Proposed Parking Spaces" north of the proposed office building, all as shown on Exhibit A, shall be one of the following:

Canadian hemlock, leyland cyprus, American arbutus, nigra arbutus or techy arbutus,

which screen trees shall be of a minimum height of five feet to six feet and the trunks of which shall be on two and one-half to three foot centers.

MICROFILMED

MICROFILMED

4/6/78 EAK Jr 5871/213

-2-

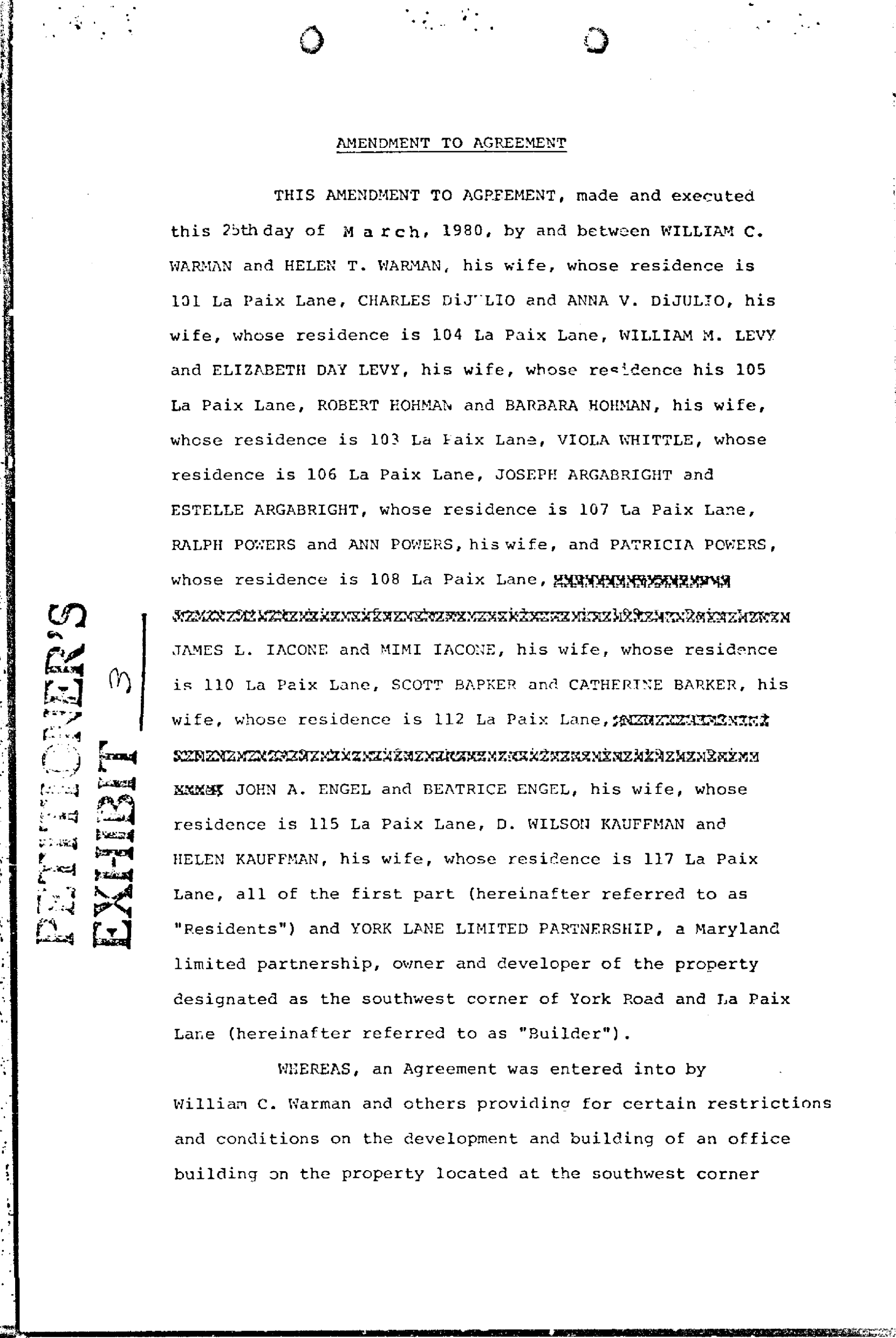
-3-

1. All the agreements, covenants, restrictions and conditions contained in this instrument shall be binding upon and inure

Joseph A. Ariosa (SEAL)

Notary Public

Notary Public



limited partnership, owner and developer of the property designated as the southwest corner of York Road and La Paix Lane (hereinafter referred to as "Builder").

WHEREAS, an Agreement was entered into by William C. Warman and others providing for certain restrictions and conditions on the development and building of an office building on the property located at the southwest corner

-5-

WITNESS:

William M. Levy (SEAL)
John A. Engel (SEAL)
Beatrice Engel (SEAL)
D. Wilson Kauffman (SEAL)
Helen Kauffman (SEAL)
RESIDENTS
YORK LANE LIMITED PARTNERSHIP
By Clark H. MacKinnon
BUILDER

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM C. WARMAN and HELEN T. WARMAN, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CHARLES DIJULIO and ANNA V. DIJULIO, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM LEVY and ELIZABETH DAY LEVY, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

Bettie L. Breeden (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT HOHMAN and BARBARA HOHMAN, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared VIOLA WHITTLE, one of the within named parties of the first part, and she acknowledged the foregoing to be her act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOSEPH ARGABRIGHT and ESTELLE ARGABRIGHT, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RALPH POWERS and ANN POWERS, his wife, and PATRICIA POWERS, three of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOHN A. ENGEL and BEATRICE ENGEL, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JAMES L. IACONE and MIAMI IACONE

AS WITNESS my hand and Notarial Seal.

his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared SCOTT BARKER and CATHERINE BARKER, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOHN A. ENGEL and BEATRICE ENGEL, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOHN A. ENGEL and BEATRICE ENGEL, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared D. WILSON KAUFFMAN and HELEN KAUFFMAN, his wife, two of the within named parties of the first part, and they acknowledged the foregoing to be their act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/82

William M. Levy (SEAL)
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25 day of March, 1980, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CLARK F. MACKINNON, who acknowledged himself to be the General Partner of York Lane Limited Partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7-1-82

Karen D. Hurley (SEAL)
Notary Public

1. Condition and restriction No. 3 of said Order is hereby amended to read as follows:

There shall be no exit or entrance from the subject property to La Paix Lane and certain trees along La Paix Lane, which shall reasonably be determined by the builder to be diseased, shall be removed. Some of these trees exist along the northern property, as well as within the street right-of-way line. The developer will expeditiously notify appropriate departments in Baltimore County regarding said tree removal.

2. Condition and restriction No. 6 of said Order is hereby amended to read as follows:

Vehicle parking shall be substantially designated as on Exhibit A, attached to the Amendment to Agreement, dated March 25, 1980, and considered a part hereof by incorporation by reference hereto. The exterior of the building and surrounding areas shall be lighted substantially as follows:

- Four lights along the western line of the parking lot, located either on the curb or on the inside of the curb, having a maximum height above the parking lot of five feet. These lights shall be shielded along the tops and sides.
- Four lights, one at each corner of the building, having a maximum height of four feet. These lights shall be shielded and emit a soft light.
- Three lights, one at each entrance way along the western side of the building, located six feet above the entrance threshold, each having a seventy-five watt maximum alumination and each shielded so that the light flows downward only.

3. Condition and restriction No. 9 of said Order is hereby amended to read as follows:

There shall be no retaining wall along the western boundary or any other boundary of the subject property. Along the western boundary line of the property, the builder shall cause a fence of redwood construction to be erected. This fence shall be six feet high, constructed immediately adjacent to the outside of the parking lot curb, and shall connect with the existing fence on the lot immediately adjacent to the south of the subject property. The builder will also cause a similar fence to be erected along the La Paix Lane side of the subject property, immediately adjacent to the outside of the parking lot curb. This fence shall extend from the fence along the western boundary line to a point directly in line with the rear or westernmost building line of the improvements constructed by the builder.

4. Condition and restriction No. 10 of said Order is hereby amended by adding thereto as follows:

The area immediately adjacent to the outside of the fence along the north or La Paix Lane lot line shall be screen planted with trees and shrubs of the type hereinabove designated.

It is FURTHER ORDERED that all of the other terms, provisions, and restrictions of the Order of the Board of Appeals, dated November 29, 1977, not herein amended, as well as the terms, provisions, and agreements of the respective parties contained in the Restrictive Covenants Agreement, dated November 23, 1977, recorded as aforesaid, and not amended by the Amendment to Agreement, dated March 25, 1980, shall remain in full force and effect, as if fully incorporated herein, as conditions and restrictions in this Order, subject, however, to the following:

- A revised site plan shall be submitted, incorporating therein or thereon the conditions and restrictions contained herein as amendments to the Order of the Board of Appeals, dated November 29, 1977.
- Said revised site plan shall be approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 11, 1980
BY John D. Hurley
ADMINISTRATIVE ASSISTANT

PETITIONER'S EXHIBIT 4

EXHIBIT IN CONNECTION WITH
PETITION FOR SPECIAL HEARING
YORK LANE LIMITED PARTNERSHIP
CASE NO. 80-250-SPH

The following is the language contained in the Amendment to Restrictive Covenants Agreement of November 23, 1977, which Amendment is dated March 25, 1980 and is to be recorded among the Land Records of Baltimore County. This language is suggested for possible use in amending the Order of the County Board of Appeals dated November 29, 1977:

1. Paragraph 3 of said Order is amended to read as follows:

3. There shall be no exit or entrance from the subject property to La Paix Lane and the certain trees along La Paix Lane, which shall reasonably be determined by Builder to be diseased, shall be removed. Some of these trees exist along the northern property line and some exist within the street right-of-way line. Developer will expeditiously notify appropriate departments in Baltimore County regarding said tree removal.

2. Paragraph 6 of said Order is amended to read as follows:

6. Vehicle parking shall be substantially as designated on Exhibit A, attached hereto and considered a part hereof. The exterior of the building and surrounding areas shall be lighted substantially as follows:

(a) Four lights along the western line of the parking lot located either on the curb or on the inside of the curb having a maximum height above the parking lot of five feet no inches. These lights shall be shielded along the tops and sides.

(b) Four lights, one at each corner of the building, having a maximum height of four feet no inches. These lights shall be shielded and emit a soft light.

(c) Three lights, one at each entrance way along the western side of the building, located six feet no inches above the entrance threshold, each have a 75 watt maximum alumination and each shielded so that the light flows downward only.

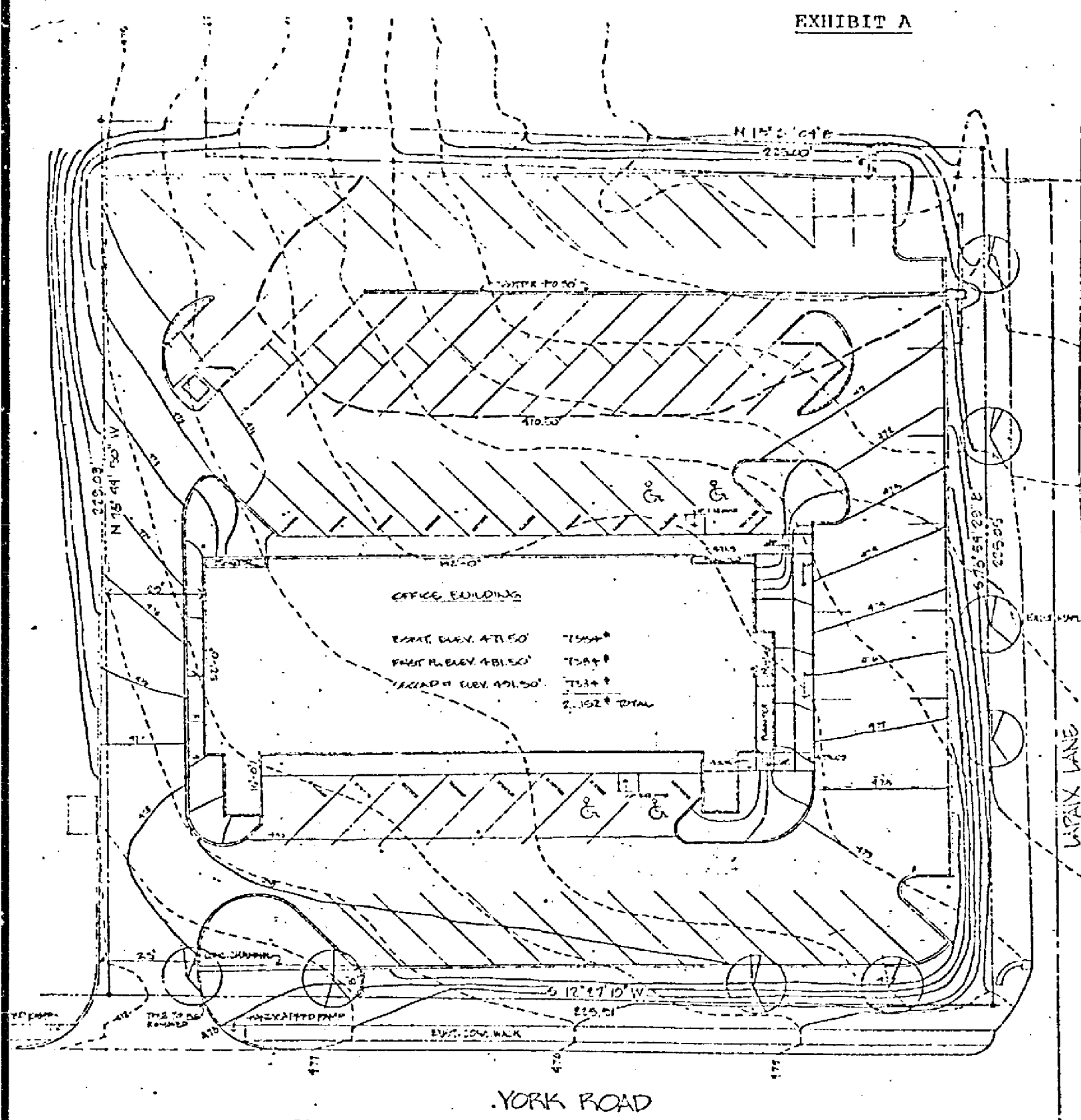
(d) Three lights, one at each entrance way on the York Road side of the building, having a maximum height of seven feet no inches.

3. Paragraph 9 of said Order is amended to read as follows:

9. There shall be no retaining wall along the western boundary or any other boundary of the subject property. Along the western boundary line of the property, Builder shall cause a fence, of redwood weave construction, to be erected. This fence shall be six feet high, constructed immediately adjacent to the outside of the parking lot curb and shall connect with the existing fence on the lot immediately adjacent to the south of the subject property. Builder will also cause a similar fence to be erected along the La Paix Lane side of the subject property, immediately adjacent to the outside of the parking lot curb. This fence shall extend from the fence along the western boundary line to a point directly in line with the rear or westernmost building line of the improvements constructed by Builder.

4. The following language is hereby added to Paragraph 10 of said Order:

As to the area immediately adjacent to the outside of the fence erected along the north or La Paix Lane lot line, it shall be screen planted with trees and shrubs of the type hereinabove designated.



SITE PLAN

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

May 14, 1980

NOTICE OF HEARING

RE: Petition for Special Hearing - SW/C York Road and LaPaix Lane
York Lane Limited Partnership - Case No. 80-250-SPH

TIME: 9:30 A.M.

DATE: Tuesday, June 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
410-3333

May 29, 1980

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/C York Road & LaPaix Lane
York Lane Ltd. Partnership
Case No. 80-250-SPH

Dear Mr. Alderman:

This is to advise you that \$18.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEE:ej

PETITION FOR SPECIAL HEARING

9th District

ZONING: Petition for Special Hearing

LOCATION: Southwest corner of York Road and LaPaix Lane

DATE & TIME: Tuesday, June 10, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan and Order of the Board of Appeals (Case No. 75-125-XSPH) to revise the conditions and restriction numbers 3, 6, 9 and 10 in accordance with the provisions of the Amendment to Agreement dated March 25, 1980, to be recorded among the Land Records of Baltimore County

All that parcel of land in the Ninth District of Baltimore County

Being the property of York Lane Limited Partnership, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 10, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL

305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 928-1050

March 28, 1980

Mr. James E. Dyer
Zoning Administrator
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Jim:

Pursuant to our conversation earlier today, I enclose the following copies of documents pertaining to the zoning applicable to the property located at the south-west corner of York Road and La Paix Lane:

1. Opinion and Order of Board of Appeals, dated November 29, 1977 (Order).
2. Agreement, dated November 23, 1977, between neighborhood residents and builder (Agreement).
3. Amendment to the aforesaid Agreement (Amendment).

As a result of certain negotiations between the parties back in 1977, the aforesaid Agreement was entered into providing for certain requirements, restrictions, etc. in the construction of the office building at York Road and La Paix Lane. The provisions contained in this Agreement were, in turn, incorporated into the aforementioned Order. I direct your attention specifically to paragraphs 3, 6 and 9 of that Order.

After Clark MacKenzie purchased the property from the former owner and commenced plans for construction of the office building, he started negotiating with the aforesaid residents to amend certain aspects of the Agreement which would serve to enable him to develop a better and more aesthetic office complex. This resulted in the execution of the above mentioned Amendment.

The said Amendment affects only paragraphs 3, 6 and 9 of the Order. Paragraph 1 of the Amendment relates to paragraph 6 of the Order; paragraph 2 relates to paragraph 3;

WHITE, MINDEL, CLARKE & HILL

Mr. James E. Dyer
March 28, 1980
Page Two

and paragraph 3 of the Amendment relates to paragraph 9 of the Order.

My specific question at this point is whether we are required to proceed by way of a special hearing to amend the Order of the Board of Appeals or can the aforesaid Amendment to the Agreement, executed by the builder and the appropriate percentage of the residents be sufficient to cause the developer to be considered in compliance with the aforesaid Order without the necessity of an additional hearing.

Thank you for your cooperation and consideration of this matter.

Sincerely,

R. Bruce Alderman

RBA/glc
Enclosures

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 17, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 18, 1979

RE: Item No: 117, 119, 120, 121, 122, 123, 124
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/bp

PROPERTY DESCRIPTION

Beginning at the Southwest corner of York Road and La Paix Lane and running thence S 12° 27' 10" West, 225.51 feet; thence North 78° 44' 50" West, 229.09 feet; thence North 13° 29' 04" East, 225.00 feet; thence South 78° 54' 29" East, 225.05 feet to the point of beginning.

Property known as 7400 York Road.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/corner of York Road and
La Paix Lane - 9th Election
District
York Lane Limited Partner-
ship - Petitioner
No. 80-250-SPH (Item No. 214)

Dear Mr. Alderman:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. William M. Levy
105 La Paix Lane
Towson, Maryland 21204

Mr. Charles Di Julio
104 La Paix Lane
Towson, Maryland 21204

Mr. Carroll L. Pfeiffer
645 Coventry Road
Towson, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

WHITE, MINDEL, CLARKE & HILL
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050
April 18, 1980

GEORGE L. CLARKE
(1908-1971)
COUNSEL
MORTON E. ROME
HAYRE DE GRACE, MD OFFICE
412 GREEN STREET, BOSTON
(508) 339-3456

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

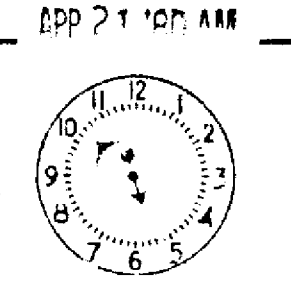
Re: Petition for Special Hearing to
Amend Order in Zoning Case
No. 75-125-XSPH

Dear Bill:

As a result of negotiations between the developer and surrounding property owners, there has been executed an Amendment to recorded Restrictive Covenants which slightly modify the previous restrictive covenants, which covenants had been incorporated, as restrictions, in the previous Zoning Order granting the special exception for the construction of the office building at York Road and La Paix Lane. This Amendment to the Restrictive Covenants will also be recorded.

After working for a couple of weeks with Jim Dyer, we made a determination yesterday that the best method of procedure would be the filing of a Petition for Special Hearing to amend the previous Zoning Order. We had previously thought and hoped that perhaps the modifications could be made without the special hearing.

In light of the fact that the office building in question is almost completed, we respectfully request and petition that we be given the earliest possible hearing date as the amendments requested in our special hearing become a vital element to the closing on our permanent mortgage. Mr. Dyer has agreed that this would be in order and asked that I write you directly specifically requesting clearance for the earliest possible date to be assigned for hearing on the above-referenced matter.



WHITE, MINDEL, CLARKE & HILL

Mr. William E. Hammond
April 18, 1980
Page Two

Thank you for your attention and consideration.

Sincerely,

R. Bruce Alderman
R. Bruce Alderman

RBA/glc

cc: Mr. James Dyer

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 098822

DATE May 11, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM R. Bruce Alderman, Esquire

FOR Filing Fee for Case No. 80-250-SPH

80-250-SPH 4 \$25.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>			Revised Plans:							
Previous case: <u>75-125XSPH</u>			Change in outline or description		Yes		No			
			Map #							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting MAY 22, 1980

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: YORK LANE LIMITED PARTNERSHIP

Location of property: SW/c York Road AND LA PAIX LANE

Location of Signs: SW/c York Rd. & LA PAIX LANE

Remarks: William E. Hammond

Posted by: William E. Hammond Date of return: MAY 29, 1980

Number of Signs: ONE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 17th day of April, 1980

Filing Fee \$5.00 Received: ✓ Check
Cash
Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Clark M. Hession Submitted by R. Bruce Alderman
Petitioner's Attorney R. Bruce Alderman Reviewed by W. H. Hession

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>			Revised Plans:							
Previous case: <u>75-125 XSPH</u>			Change in outline or description		Yes		No			
			Map #							

PETITION FOR SPECIAL HEARING IN DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southwest corner of York Road and La Paix Lane
DATE & TIME: Tuesday, June 10, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing under Section 9-07 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan and Order of the Board of Appeals (Case No. 75-125-XSPH) to revise the conditions and restrictions numbers 3, 6, 9 and 10 in accordance with the provisions of the Amendment to Agreement dated March 25, 1980, to be recorded among the Land Records of Baltimore County.

All that parcel of land in the Ninth District of Baltimore County beginning at the Southwest corner of York Road and La Paix Lane and running thence S 12° 27' 10" West, 225.51 feet; thence North 78° 54' 29" East, 225.05 feet; thence South 78° 54' 29" East, 225.05 feet to the point of beginning. Property known as 7400 York Road.

Being the property of York Lane Limited Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 10, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 22

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., MAY 22, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week of one time before the 10th day of June, 1980, the first publication appearing on the 22nd day of May, 1980.

S. Frank Strickland
THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ 11.00

PETITION FOR SPECIAL HEARING

Sub District
Zoning: Petition for Special Hearing
Location: Southwest corner of York Road and La Paix Lane
Date & Time: Tuesday, June 10, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing under Section 9-07 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan and Order of the Board of Appeals (Case No. 75-125-XSPH) to revise the conditions and restrictions numbers 3, 6, 9 and 10 in accordance with the provisions of the Amendment to Agreement dated March 25, 1980, to be recorded among the Land Records of Baltimore County.

All that parcel of land in the Ninth District of Baltimore County beginning at the Southwest corner of York Road and La Paix Lane and running thence S 12° 27' 10" West, 225.51 feet; thence North 78° 54' 29" East, 225.05 feet; thence South 78° 54' 29" East, 225.05 feet to the point of beginning. Property known as 7400 York Road.

Being the property of York Lane Limited Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, JUNE 10, 1980 AT 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., May 22, 1980

This is to Certify, That the annexed

Updegraff

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 22nd day of

May, 1980

Charles W. Updegraff

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 088855

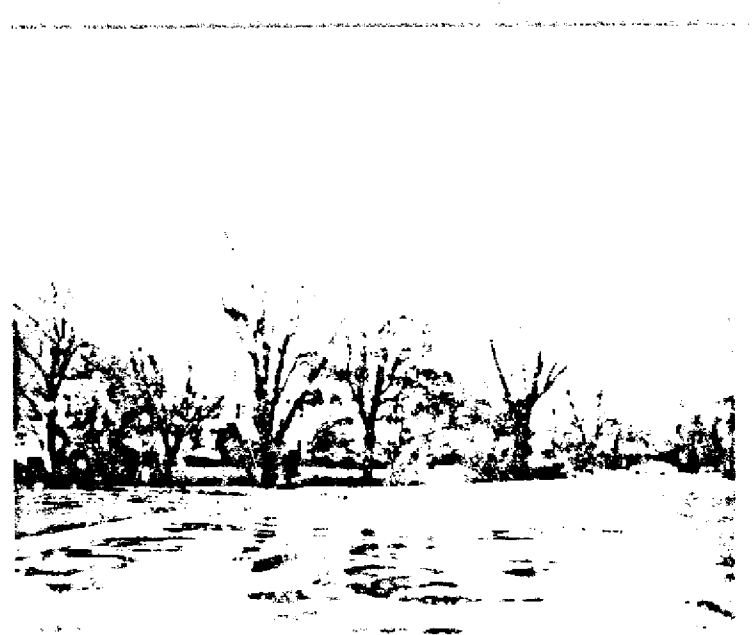
DATE June 12, 1980 ACCOUNT 01-662

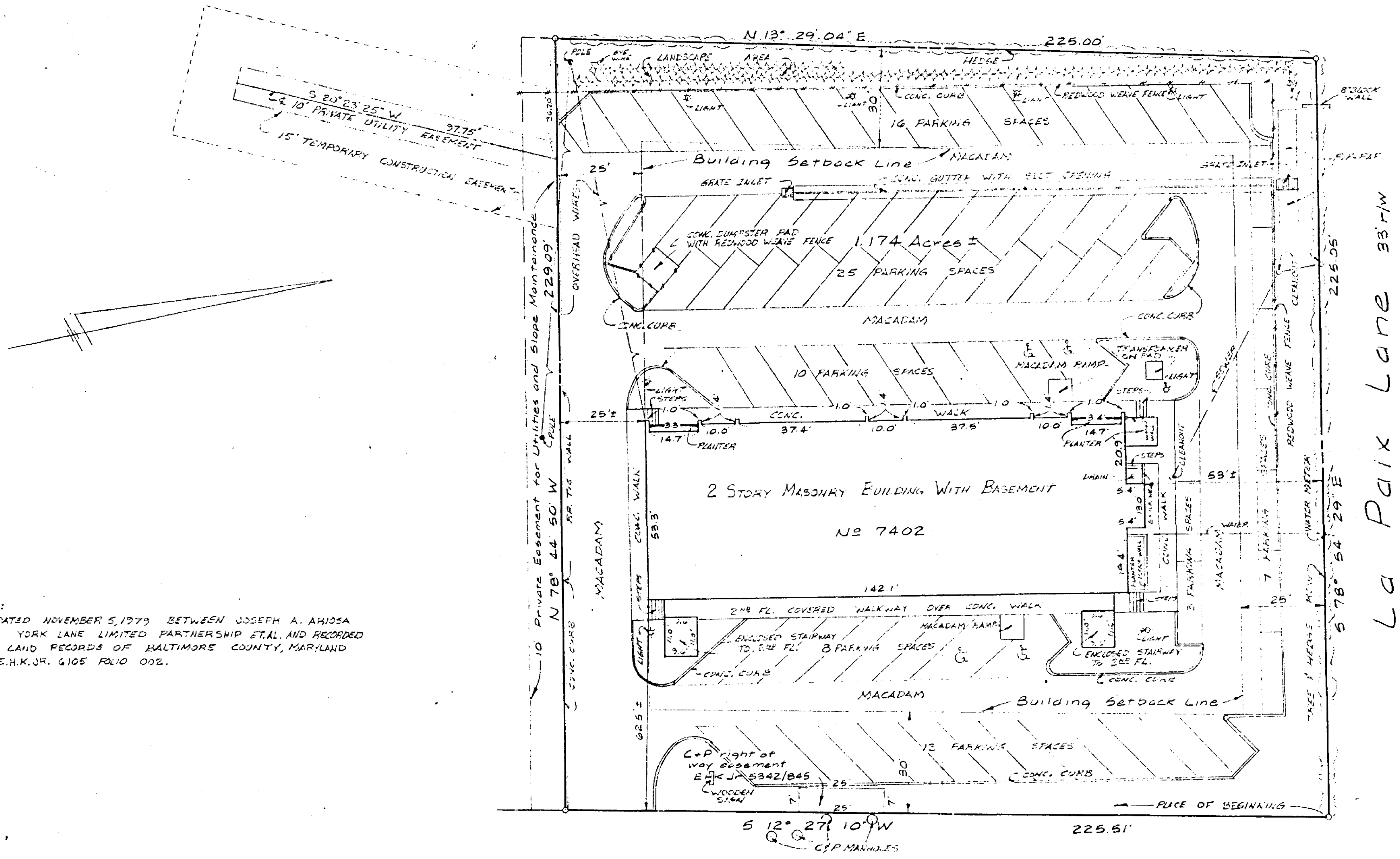
AMOUNT \$18.00

RECEIVED FROM York Lane Limited Partnership

FOR Advertising and Posting for Case No. 80-250-SPH

VALIDATION OR SIGNATURE OF CASHIER





REFERENCE:
DEED DATED NOVEMBER 5, 1979 BETWEEN JOSEPH A. AHIOSSA ET AL. AND YORK LANE LIMITED PARTNERSHIP ET AL. AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K.JR. 6105 P.010 002.

Note: Building restriction lines shown hereon are established by zoning ordinances. 82 TOTAL PARKING SPACES SHOWN.

CERTIFICATE:
I HEREBY CERTIFY TO "THE BALTIMORE LIFE INSURANCE COMPANY", THAT: THE SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT; THAT ALL RIGHTS OF WAY, BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS OF RECORD HAVE, TO THE EXTENT CAPABLE OF BEING SHOWN, BEEN DELINEATED HEREON; THAT THE LINES WERE ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

George William Stephens Jr. and Associates Inc.

LESTER reg no. 056221076 5-14-80 date



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS & LAND SURVEYORS 303 A. L. CCHENY AVE. TOWSON, MARYLAND 21204

AS BUILT Certification Plat

No 7402 York Road
Southwest Corner Of York
Road and La Paix Lane

Balto. Co., MD Elect. Dist. No 9
Scale: 1"=25' MAY 14, 1980

